



BEECH HOUSE

BREDONS HARDWICK, GLOUCESTERSHIRE



A BEAUTIFULLY PRESENTED "CARPENTER OAK" HOUSE

BEECH HOUSE, BREDONS HARDWICK,
GLOUCESTERSHIRE

Entrance hall ♦ sitting room ♦ dining room ♦ garden room
kitchen/breakfast room ♦ shower room ♦ utility room
master bedroom with en suite bathroom ♦ three further
bedrooms ♦ two bathrooms ♦ study ♦ double garage &
parking ♦ landscaped gardens.

Situation

Beech House is situated on the edge of the small hamlet of Bredons Hardwick about three miles north east of Tewkesbury. Local amenities include a popular Primary School in nearby Bredon, and both Primary and Secondary schools in Tewkesbury, where a range of local educational, shopping and leisure amenities for everyday life can be found.

The Regency spa town of Cheltenham, about eleven miles distant, offers a comprehensive range of facilities including a wide range of schools including Cheltenham Ladies' College, Cheltenham College (co-ed), St Edward's and Dean Close. As well as superb educational facilities the town is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. Gloucester is also nearby.





Description

Beech House is a beautifully presented, Roderick James designed, Carpenter Oak green oak house which has fabulous accommodation arranged over two floors. Both the sitting room and garden room have French doors leading onto the garden and, with an abundance of glass throughout, the property benefits from much natural light.

The property provides wonderful living and entertaining space with the bedrooms, on the first floor, being split into two areas by a galleried landing.

Outside, the property is approached from the village lane to a gravelled driveway leading onwards to the double garage and parking area. The gardens have been beautifully landscaped with a paved terrace providing the ideal area for al fresco dining. There are lawned areas to both front and rear along with many mature trees and shrubs.

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

Local Authority

Wychavon District Council. Tel: 01386 565 000

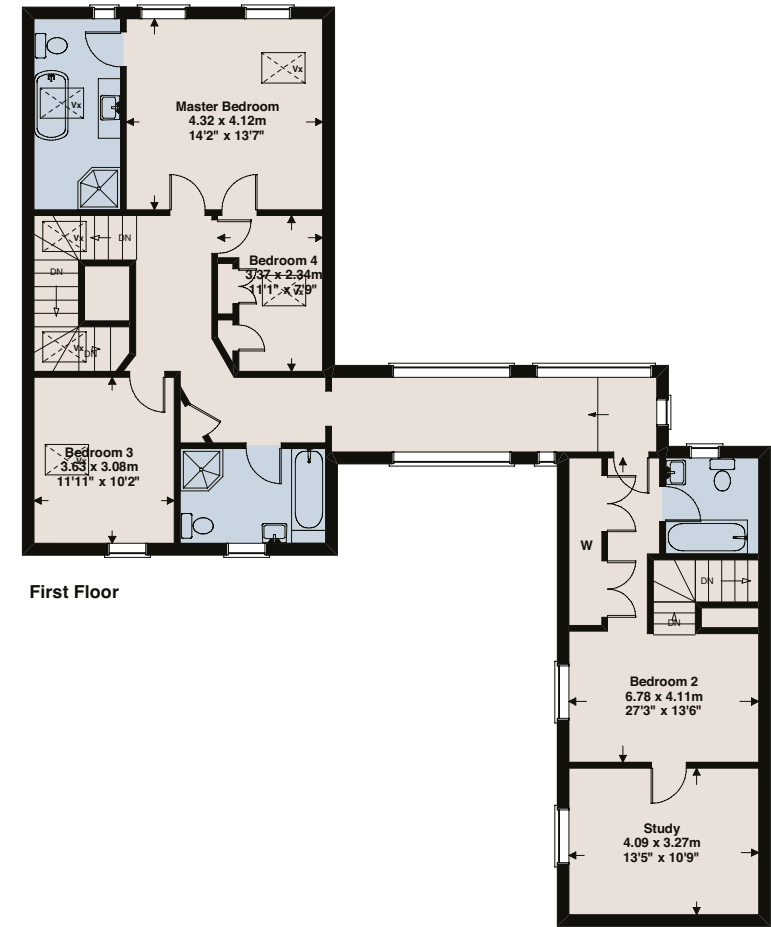
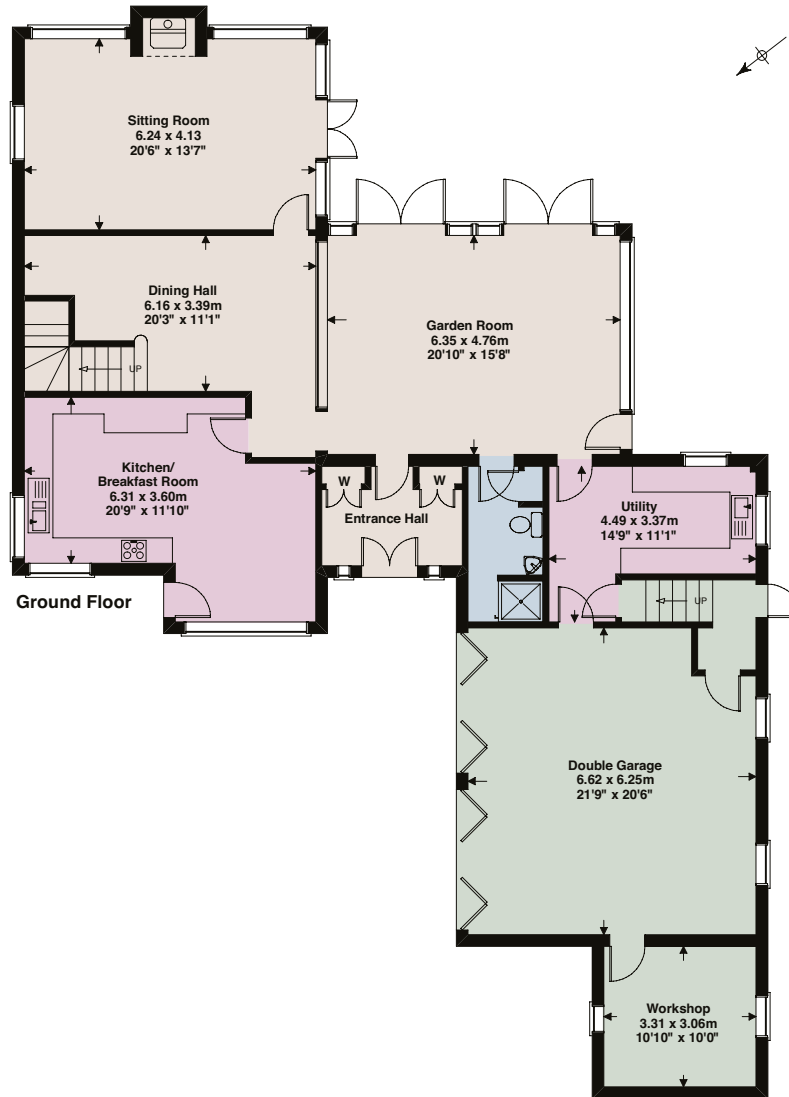
Directions (GL20 7EE)

From Junction of the M5, head west towards Tewkesbury on Ashchurch Road. After about 0.25 miles, turn right onto Shannon Way. After about 0.4 miles turn right onto Northway Lane and after crossing the M5 turn left on The Park and then straight on into Hardwick Bank Road. At the T-junction, turn right and after a short distance turn left into Rectory Lane. The entrance to Beech House is on the left.



FLOORPLANS

Gross internal area (approx):
315 sq mt - 3391 sq ft



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	85